

CITY BOARD OF ZONING APPEAL #2368

DATE: May 12, 2004

DATE SCHEDULED FOR PUBLIC HEARING: May 28, 2004

LOCATION: Generally located west of Mulder Drive and north of Randolph Street.

ADDRESS: 701 Mulder Drive.

LEGAL DESCRIPTION: Lot 11, Block 5 Eastridge Addition.

APPLICANT: Doug Haave
3150 Nebraska Avenue
Fremont, NE 68025
(402)721-1235
(402)753-3525

LOT AREA: 8,250 square feet, more or less.

ZONING: R-1, Residential

EXISTING LAND USE: Single family residential.

SURROUNDING LAND USE AND ZONING:

North:	Single family	R-1
South:	Single family	R-1
East:	Single family	R-1
West:	Single family	R-1

TYPE OF APPEAL:

THIS APPEAL IS DIRECTED TO THE BOARD RELATIVE TO A VARIANCE.

Section 27.11.080(a), L.M.C. requires a front yard setback of 30 feet. A variance from 30 feet to 25 feet 6 inches is requested.

STAFF FINDINGS:

1. This is a request to add on to an existing single family residence into the required front yard. The applicant indicated that they would like to build a 6' addition on to their existing garage for a double garage. The applicant indicated the request is to get cars off the street and lessen moving cars in and out of driveways and that because the house was built perpendicular to the street there are no reasonable alternatives for building a double car garage.
2. The house is a ranch-style with a single side entry garage, similar to others in the neighborhood.

3. This lot is substantially similar in size to other lots in the neighborhood. Other lots in the neighborhood have a mix of one and two car garages. In fact on this block of approximately 30 houses only 4 have a two car garage.
4. The aerial, included in this report, shows a very consistent setback in the neighborhood.
5. The Board of Zoning Appeals is empowered to grant variances “to the extent necessary to permit the owner a reasonable use of the land in those specified instances where there are peculiar, exceptional and unusual circumstances in connection with a specific parcel of land, which circumstances are not generally found within the locality or neighborhood concerned.”
6. If this appeal were not granted, the owners could build on to the southwest side of the house to add another garage stall as others have done in the area (picture included), or to install a concrete pad on the southwest side of the house.

Prepared by

Becky Horner, 441-6373, rhorer@ci.lincoln.ne.us
Planner

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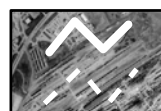
2002 aerial

Board of Zoning Appeals #2368 **701 Mulder Drive**

Zoning:

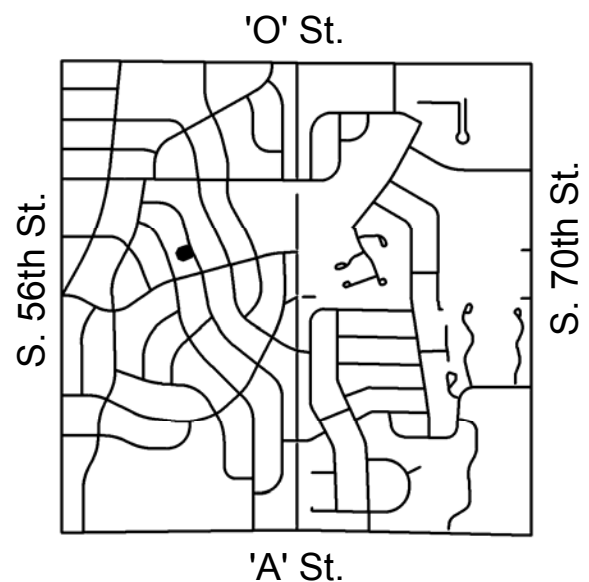
- R-1 to R-8 Residential District
- AG Agricultural District
- AGR Agricultural Residential District
- R-C Residential Conservation District
- O-1 Office District
- O-2 Suburban Office District
- O-3 Office Park District
- R-T Residential Transition District
- B-1 Local Business District
- B-2 Planned Neighborhood Business District
- B-3 Commercial District
- B-4 Lincoln Center Business District
- B-5 Planned Regional Business District
- H-1 Interstate Commercial District
- H-2 Highway Business District
- H-3 Highway Commercial District
- H-4 General Commercial District
- I-1 Industrial District
- I-2 Industrial Park District
- I-3 Employment Center District
- P Public Use District

One Square Mile
 Sec. 28 T10N R7E



Zoning Jurisdiction Lines

City Limit Jurisdiction



Lincoln City - Lancaster County Planning Dept.